



Sant Design Ltd.  
Alhanbra House,  
27 Charing Cross Road,  
London WC2H 0AU.

Our Reference: PL/8600853/  
Case File No: J12/7/B  
Tel. Inqu:  
Charles Thuairé ext. 2815  
Date:

4 SEP 1986

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the General Information attached hereto.

Your attention is also drawn to the Statement of Applicants Rights.

#### SCHEDULE

Date of Original Application : 12th May 1986

Address : 38-40 St. Pancras Way. NW1.

Proposal : Conversion and extension of existing workshop/stores for additional office accommodation, including external alterations on the canal and St. Pancras Way frontages, as shown on drawing nos. 2198/1A, 2A, 3, 4, 5A, 6A, 7A and 8A.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

Additional Condition(s):

- 01 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building, unless otherwise specified on the approved application.
- 02 This permission shall be personal to O.C.S. Group Ltd during ~~his/her~~/their occupation and shall not enure for the benefit of the land. On ~~his/her~~/their vacating the premises the use shall revert to the lawful use for depot/storage purposes.
- 03 No development shall take place until full details of hard and soft

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landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

- 04 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason(s) for Additional Condition(s):

- 01 To ensure that the external appearance of the building will be satisfactory.
- 02 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of O.C.S. Group Ltd. vacating the premises.
- 03 In order that the Council may give consideration to the details of the proposed development.
- 04 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Pike'.

Director of Planning and Communications

(Duly authorised by the Council to sign this document)